

ARTICLE 3

RESIDENTIAL DISTRICT REGULATIONS

TABLE OF CONTENTS

PART A	3-A00 R-A RURAL AGRICULTURAL DISTRICT
SECTION	
3-A01	Purpose and Intent
3-A02	Permitted Uses
3-A03	Special Permit Uses
3-A04	Special Exception Uses
3-A05	Use Limitations
3-A06	Lot Size Requirements
3-A07	Bulk Regulations
3-A08	Maximum Density
3-A09	Open Space
3-A10	Additional Regulations
PART P	3-P00 R-P RESIDENTIAL-PRESERVATION DISTRICT
SECTION	
3-P01	Purpose and Intent
3-P02	Permitted Uses
3-P03	Special Permit Uses
3-P04	Special Exception Uses
3-P05	Use Limitations
3-P06	Lot Size Requirements
3-P07	Bulk Regulations
3-P08	Maximum Density
3-P09	Open Space
3-P10	Additional Regulations
PART C	3-C00 R-C RESIDENTIAL-CONSERVATION DISTRICT
SECTION	
3-C01	Purpose and Intent
3-C02	Permitted Uses
3-C03	Special Permit Uses
3-C04	Special Exception Uses
3-C05	Use Limitations
3-C06	Lot Size Requirements
3-C07	Bulk Regulations
3-C08	Maximum Density
3-C09	Open Space
3-C10	Additional Regulations
PART E	3-E00 R-E RESIDENTIAL ESTATE DISTRICT
SECTION	
3-E01	Purpose and Intent

FAIRFAX COUNTY ZONING ORDINANCE

3-E02	Permitted Uses
3-E03	Special Permit Uses
3-E04	Special Exception Uses
3-E05	Use Limitations
3-E06	Lot Size Requirements
3-E07	Bulk Regulations
3-E08	Maximum Density
3-E09	Open Space
3-E10	Additional Regulations

PART 1 3-100 R-1 RESIDENTIAL DISTRICT, ONE DWELLING UNIT/ACRE

SECTION

3-101	Purpose and Intent
3-102	Permitted Uses
3-103	Special Permit Uses
3-104	Special Exception Uses
3-105	Use Limitations
3-106	Lot Size Requirements
3-107	Bulk Regulations
3-108	Maximum Density
3-109	Open Space
3-110	Additional Regulations

PART 2 3-200 R-2 RESIDENTIAL DISTRICT, TWO DWELLING UNITS/ACRE

SECTION

3-201	Purpose and Intent
3-202	Permitted Uses
3-203	Special Permit Uses
3-204	Special Exception Uses
3-205	Use Limitations
3-206	Lot Size Requirements
3-207	Bulk Regulations
3-208	Maximum Density
3-209	Open Space
3-210	Affordable Dwelling Unit Developments
3-211	Additional Regulations

PART 3 3-300 R-3 RESIDENTIAL DISTRICT, THREE DWELLING UNITS/ACRE

SECTION

3-301	Purpose and Intent
3-302	Permitted Uses
3-303	Special Permit Uses
3-304	Special Exception Uses
3-305	Use Limitations
3-306	Lot Size Requirements
3-307	Bulk Regulations
3-308	Maximum Density
3-309	Open Space
3-310	Affordable Dwelling Unit Developments

RESIDENTIAL DISTRICT REGULATIONS

3-311 Additional Regulations

PART 4 3-400 R-4 RESIDENTIAL DISTRICT, FOUR DWELLING UNITS/ACRE

SECTION

3-401 Purpose and Intent
3-402 Permitted Uses
3-403 Special Permit Uses
3-404 Special Exception Uses
3-405 Use Limitations
3-406 Lot Size Requirements
3-407 Bulk Regulations
3-408 Maximum Density
3-409 Open Space
3-410 Affordable Dwelling Unit Developments
3-411 Additional Regulations

PART 5 3-500 R-5 RESIDENTIAL DISTRICT, FIVE DWELLING UNITS/ACRE

SECTION

3-501 Purpose and Intent
3-502 Permitted Uses
3-503 Special Permit Uses
3-504 Special Exception Uses
3-505 Use Limitations
3-506 Lot Size Requirements
3-507 Bulk Regulations
3-508 Maximum Density
3-509 Open Space
3-510 Affordable Dwelling Unit Developments
3-511 Additional Regulations

PART 8 3-800 R-8 RESIDENTIAL DISTRICT, EIGHT DWELLING UNITS/ACRE

SECTION

3-801 Purpose and Intent
3-802 Permitted Uses
3-803 Special Permit Uses
3-804 Special Exception Uses
3-805 Use Limitations
3-806 Lot Size Requirements
3-807 Bulk Regulations
3-808 Maximum Density
3-809 Open Space
3-810 Affordable Dwelling Unit Developments
3-811 Additional Regulations

PART 123-1200 R-12 RESIDENTIAL DISTRICT, TWELVE DWELLING UNITS/ACRE

SECTION

3-1201 Purpose and Intent
3-1202 Permitted Uses
3-1203 Special Permit Uses

FAIRFAX COUNTY ZONING ORDINANCE

- 3-1204 Special Exception Uses
- 3-1205 Use Limitations
- 3-1206 Lot Size Requirements
- 3-1207 Bulk Regulations
- 3-1208 Maximum Density
- 3-1209 Open Space
- 3-1210 Affordable Dwelling Unit Developments
- 3-1211 Additional Regulations

PART 163-1600 R-16 RESIDENTIAL DISTRICT, SIXTEEN DWELLING UNITS/ACRE

SECTION

- 3-1601 Purpose and Intent
- 3-1602 Permitted Uses
- 3-1603 Special Permit Uses
- 3-1604 Special Exception Uses
- 3-1605 Use Limitations
- 3-1606 Lot Size Requirements
- 3-1607 Bulk Regulations
- 3-1608 Maximum Density
- 3-1609 Open Space
- 3-1610 Affordable Dwelling Unit Developments
- 3-1611 Additional Regulations

PART 203-2000 R-20 RESIDENTIAL DISTRICT, TWENTY DWELLING UNITS/ACRE

SECTION

- 3-2001 Purpose and Intent
- 3-2002 Permitted Uses
- 3-2003 Special Permit Uses
- 3-2004 Special Exception Uses
- 3-2005 Use Limitations
- 3-2006 Lot Size Requirements
- 3-2007 Bulk Regulations
- 3-2008 Maximum Density
- 3-2009 Open Space
- 3-2010 Affordable Dwelling Unit Developments
- 3-2011 Additional Regulations

RESIDENTIAL DISTRICT REGULATIONS

PART 303-3000 R-30 RESIDENTIAL DISTRICT, THIRTY DWELLING UNITS/ACRE

SECTION

- 3-3001 Purpose and Intent
- 3-3002 Permitted Uses
- 3-3003 Special Permit Uses
- 3-3004 Special Exception Uses
- 3-3005 Use Limitations
- 3-3006 Lot Size Requirements
- 3-3007 Bulk Regulations
- 3-3008 Maximum Density
- 3-3009 Open Space
- 3-3010 Affordable Dwelling Unit Developments
- 3-3011 Additional Regulations

PART M3-M00 R-MHP RESIDENTIAL DISTRICT, MOBILE HOME PARK

SECTION

- 3-M01 Purpose and Intent
- 3-M02 Permitted Uses
- 3-M03 Special Permit Uses
- 3-M04 Special Exception Uses
- 3-M05 Use Limitations
- 3-M06 Lot Size Requirements
- 3-M07 Bulk Regulations
- 3-M08 Maximum Density
- 3-M09 Open Space
- 3-M10 Additional Regulations

FAIRFAX COUNTY ZONING ORDINANCE

ARTICLE 3

RESIDENTIAL DISTRICT REGULATIONS

PART A 3-A00 R-A RURAL AGRICULTURAL DISTRICT

3-A01 Purpose and Intent

Since there are, within the County, certain lands used for farming and/or the raising of livestock; and since land so used is kept from urban development by these uses; and since the conservation of such land as open rural areas is deemed desirable and needed, this district is established to identify these lands and to distinguish them from urbanized single family residential districts. This district is, therefore, established to separate distinctly different uses so as to promote the general health, safety, and welfare of both the occupants of this district and of other R districts within the County.

3-A02 Permitted Uses

1. Agriculture, as defined in Article 20.
2. Any of the following uses when on the same property with and accessory to agricultural uses as defined in Article 20, provided that the agricultural uses cover not less than seventy-five (75) percent of the total land area.
 - A. Accessory uses and home occupations as permitted by Article 10.
 - B. Dwellings, single family detached and manufactured homes.
3. Public uses.

3-A03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Home child care facilities
2. Group 6 - Outdoor Recreation Uses, limited to:
 - A. Riding or boarding stables
3. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Temporary mobile and land based telecommunication testing facility

FAIRFAX COUNTY ZONING ORDINANCE

4. Group 9 - Uses Requiring Special Regulation, limited to:

- A. Sawmilling of timber
- B. Veterinary hospitals
- C. Accessory dwelling units

3-A04 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses, limited to:

- A. Mobile and land based telecommunication facilities
- B. Telecommunication facilities
- C. Utility transmission facilities

2. Category 3 - Quasi-Public Uses, limited to:

- A. Alternate uses of public facilities
- B. Nursery schools
- C. Private schools of general education
- D. Quasi-public parks, playgrounds, athletic fields and related facilities

3. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

- A. Kennels, animal shelters
- B. Plant nurseries

3-A05 Use Limitations

- 1. No sale of goods or products shall be permitted except as accessory and incidental to a permitted, special permit or special exception use.
- 2. All uses shall comply with the performance standards set forth in Article 14.
- 3. Manufactured homes shall be permitted only when such homes are placed on a permanent foundation and otherwise comply with all the requirements of this Ordinance or any other ordinance for single family detached dwellings within this district.

3-A06 Lot Size Requirements

RESIDENTIAL DISTRICT REGULATIONS

1. Minimum lot area: 5 acres
2. Minimum lot width: 200 feet
3. Cluster subdivision provisions shall not apply in this district.

3-A07

Bulk Regulations

1. Maximum building height
 - A. Single family dwellings and manufactured homes: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Single family dwellings and manufactured homes:
 - (1) Front yard: 60 feet
 - (2) Side yard: 50 feet
 - (3) Rear yard: 50 feet
 - B. All other structures: Controlled by a 60° angle of bulk plane
3. Maximum floor area ratio:
 - A. 0.10 for uses other than residential or public
 - B. 0.15 for public uses

3-A08

Maximum Density

One dwelling unit or manufactured home per five (5) acres, or 0.2 dwelling units or manufactured homes per acre

FAIRFAX COUNTY ZONING ORDINANCE

3-A09 Open Space

No Requirement

3-A10 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

PART P 3-P00 R-P RESIDENTIAL-PRESERVATION DISTRICT

3-P01 Purpose and Intent

The R-P District is established to protect water courses, stream valleys, marshes, forest cover in upland areas of watersheds, aquifer recharge areas, rare ecological or geographical areas, and areas of natural scenic vistas; to promote open, rural areas for the growing of crops, pasturage, horticulture, dairying, floriculture, the raising of poultry and livestock, and/or low density residential uses; and otherwise to implement the stated purpose and intent of this Ordinance.

3-P02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20.
3. Dwellings, single family detached.
4. Privately-owned dwellings for seasonal occupancy, not designed or used for permanent occupancy, such as summer homes and cottages, hunting and fishing lodges and cabins.
5. Public uses.

3-P03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a nursery school or private school of general education
 - C. Home child care facilities
2. Group 4 - Community Uses.
3. Group 6 - Outdoor Recreation Uses, limited to:
 - A. Camp or recreation grounds
 - B. Riding and boarding stables
 - C. Skeet and trapshooting ranges
 - D. Veterinary hospitals, but only ancillary to riding or boarding stables
4. Group 7 - Older Structures, limited to:

FAIRFAX COUNTY ZONING ORDINANCE

- A. Restaurants
- B. Summer theatres
- 5. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Promotional activities of retail merchants
 - E. Subdivision and apartment sales and rental offices
 - F. Temporary dwellings or mobile homes
 - G. Temporary mobile and land based telecommunication testing facility
- 6. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices
 - B. Veterinary hospitals
 - C. Accessory dwelling units

3-P04 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Churches, chapels, temples, synagogues and other such places of worship with a nursery school or private school of general education
 - C. Nursery schools
 - D. Private schools of general education

RESIDENTIAL DISTRICT REGULATIONS

- E. Quasi-public parks, playgrounds, athletic fields and related facilities
- 3. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Bed and breakfasts
 - B. Golf courses, country clubs
 - C. Kennels, animal shelters
 - D. Marinas, docks and boating facilities, commercial
 - E. Offices
 - F. Plant nurseries
 - G. Veterinary hospitals, but only ancillary to kennels

3-P05

Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
- 2. All uses shall comply with the performance standards set forth in Article 14.

3-P06

Lot Size Requirements

- 1. Minimum lot area: 10 acres
- 2. Minimum lot width: 200 feet
- 3. Cluster subdivision provisions shall not apply in this district.

3-P07

Bulk Regulations

- 1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
- 2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Front yard: 60 feet
 - (2) Side yard: 50 feet
 - (3) Rear yard: 50 feet

FAIRFAX COUNTY ZONING ORDINANCE

- B. All other structures: Controlled by a 60° angle of bulk plane
- 3. Maximum floor area ratio:
 - A. 0.10 for uses other than residential or public
 - B. 0.15 for public uses

3-P08 Maximum Density

One (1) dwelling unit per ten (10) acres, or 0.1 dwelling units per acre

3-P09 Open Space

No Requirement

3-P10 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

PART C 3-C00 R-C RESIDENTIAL-CONSERVATION DISTRICT

3-C01 Purpose and Intent

The R-C District is established to protect water courses, stream valleys, marshes, forest cover in watersheds, aquifer recharge areas, rare ecological areas, and areas of natural scenic vistas; to minimize impervious surface and to protect the quality of water in public water supply watersheds; to promote open, rural areas for the growing of crops, pasturage, horticulture, dairying, floriculture, the raising of poultry and livestock, and for low density residential uses; and otherwise to implement the stated purpose and intent of this Ordinance.

3-C02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20.
3. Dwellings, single family detached.
4. Privately-owned dwellings for seasonal occupancy, not designed or used for permanent occupancy, such as summer homes and cottages, hunting and fishing lodges and cabins.
5. Public uses.

3-C03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues, and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a nursery school or private school of general education
 - C. Home child care facilities
2. Group 4 - Community Uses.
3. Group 6 - Outdoor Recreation Uses, limited to:
 - A. Camp or recreation grounds
 - B. Riding and boarding stables
 - C. Skeet and trapshooting ranges
 - D. Veterinary hospitals, but only ancillary to kennels, riding or boarding stables
4. Group 7 - Older Structures, limited to:

FAIRFAX COUNTY ZONING ORDINANCE

- A. Restaurants
- B. Summer theatres
- 5. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunication testing facility
- 6. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices
 - B. Veterinary hospitals
 - C. Modification to minimum yard requirements
 - D. Accessory dwelling units

3-C04 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Regional sewage treatment and disposal facilities
- 3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities

RESIDENTIAL DISTRICT REGULATIONS

- B. Churches, chapels, temples, synagogues and other such places of worship with a nursery school or private school of general education
 - C. Cultural centers, museums and similar facilities
 - D. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - E. Institutions providing housing and general care for the indigent, orphans and the like
 - F. Nursery schools
 - G. Private clubs
 - H. Private schools of general education
 - I. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Bed and breakfasts
 - B. Golf courses, country clubs
 - C. Golf driving ranges
 - D. Kennels, animal shelters
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices
 - G. Plant nurseries
 - H. Veterinary hospitals, but only ancillary to kennels

3-C05

Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-C06

Lot Size Requirements

1. Minimum district size for cluster subdivisions: 10 acres

FAIRFAX COUNTY ZONING ORDINANCE

2. Minimum lot area
 - A. Conventional subdivision lot: 5 acres
 - B. Cluster subdivision lot: 36,000 sq. ft.
3. Minimum lot width
 - A. Conventional subdivision lot: 200 feet
 - B. Cluster subdivision lot:
 - (1) Lot adjacent to a major thoroughfare:
 - (a) Interior lot - 200 feet
 - (b) Corner lot - 200 feet
 - (2) Lot adjacent to a local or collector street:
 - (a) Interior lot - No Requirement
 - (b) Corner lot - 125 feet

3-C07 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Front yard: 40 feet
 - (2) Side yard: 20 feet
 - (3) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 50° angle of bulk plane, but not less than 40 feet
 - (2) Side yard: Controlled by a 45° angle of bulk plane, but not less than 20 feet
 - (3) Rear yard: Controlled by a 45° angle of bulk plane, but not less than 25 feet

RESIDENTIAL DISTRICT REGULATIONS

3. Maximum floor area ratio:
 - A. 0.10 for uses other than residential or public
 - B. 0.15 for public uses

3-C08 Maximum Density

One (1) dwelling unit per five (5) acres, or 0.2 dwelling units per acre

3-C09 Open Space

In subdivision approved for cluster development, 50% of the gross area shall be open space

3-C10 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

RESIDENTIAL DISTRICT REGULATIONS

PART E 3-E00 R-E RESIDENTIAL ESTATE DISTRICT

3-E01 Purpose and Intent

The R-E District is established to promote agricultural uses and low density residential uses at a density not to exceed one (1) dwelling unit per two (2) acres; to allow other selected uses which are compatible with the open and rural character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-E02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20.
3. Dwellings, single family detached.
4. Privately-owned dwellings for seasonal occupancy, not designed or used for permanent occupancy, such as summer homes and cottages, hunting and fishing lodges and cabins.
5. Public uses.

3-E03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses.
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 6 - Outdoor Recreational Uses.
6. Group 7 - Older Structures.
7. Group 8 - Temporary Uses.
8. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Barbershops or beauty parlors as a home occupation
 - B. Home professional offices
 - C. Sawmilling of timber

FAIRFAX COUNTY ZONING ORDINANCE

- D. Veterinary hospitals
- E. Accessory dwelling units

3-E04 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Landfills
 - C. Water purification facilities
3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Cultural centers, museums and similar facilities
 - F. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - G. Housing for the elderly
 - H. Institutions providing housing and general care for the indigent, orphans and the like
 - I. Medical care facilities
 - J. Private clubs and public benefit associations
 - K. Private schools of general education
 - L. Private schools of special education
 - M. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 4 - Transportation Facilities.

RESIDENTIAL DISTRICT REGULATIONS

5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Baseball hitting and archery ranges, outdoor
 - B. Bed and breakfasts
 - C. Commercial off-street parking in Metro Station areas as a temporary use
 - D. Establishments for scientific research and development
 - E. Funeral chapels
 - F. Golf courses, country clubs
 - G. Golf driving ranges
 - H. Kennels, animal shelters
 - I. Marinas, docks and boating facilities, commercial
 - J. Miniature golf courses ancillary to golf driving ranges
 - K. Offices
 - L. Plant nurseries
 - M. Veterinary hospitals, but only ancillary to kennels

3-E05

Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-E06

Lot Size Requirements

1. Minimum district size for cluster subdivisions: 5 acres
2. Average lot area: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 75,000 sq. ft.
 - B. Cluster subdivision lot: 52,000 sq. ft.

FAIRFAX COUNTY ZONING ORDINANCE

4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 200 feet
 - (2) Corner lot - 225 feet
 - B. Cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 175 feet
5. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

3-E07

Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 50 feet
 - (b) Side yard: 20 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 15 feet, but a total minimum of 40 feet
 - (c) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 55° angle of bulk plane, but not less than 50 feet

RESIDENTIAL DISTRICT REGULATIONS

(2) Side yard: Controlled by a 45° angle of bulk plane, but not less than 20 feet

(3) Rear yard: Controlled by a 45° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:

A. 0.15 for uses other than residential or public

B. 0.20 for public uses

3-E08 Maximum Density

One (1) dwelling unit per two (2) acres

3-E09 Open Space

In subdivisions approved for cluster development, 20% of the gross area shall be open space

3-E10 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

RESIDENTIAL DISTRICT REGULATIONS

PART 1 3-100 R-1 RESIDENTIAL DISTRICT, ONE DWELLING UNIT/ACRE

3-101 Purpose and Intent

The R-1 District is established to provide for single family detached dwellings at a density not to exceed one (1) dwelling unit per one (1) acre; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-102 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20.
3. Dwellings, single family detached.
4. Public uses.

3-103 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses.
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 6 - Outdoor Recreation Uses.
6. Group 7 - Older Structures.
7. Group 8 - Temporary Uses.
8. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Barbershops or beauty parlors as a home occupation
 - B. Home professional offices
 - C. Sawmilling of timber
 - D. Veterinary hospitals

FAIRFAX COUNTY ZONING ORDINANCE

- E. Accessory dwelling units

3-104 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Landfills
 - C. Water purification facilities
3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Cultural centers, museums and similar facilities
 - F. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - G. Housing for the elderly
 - H. Institutions providing housing and general care for the indigent, orphans and the like
 - I. Medical care facilities
 - J. Private clubs and public benefit associations
 - K. Private schools of general education
 - L. Private schools of special education
 - M. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 4 - Transportation Facilities.
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

RESIDENTIAL DISTRICT REGULATIONS

- A. Baseball hitting and archery ranges, outdoor
- B. Bed and breakfasts
- C. Commercial off-street parking in Metro Station areas as a temporary use
- D. Establishments for scientific research and development
- E. Funeral chapels
- F. Golf courses, country clubs
- G. Golf driving ranges
- H. Kennels, animal shelters
- I. Marinas, docks and boating facilities, commercial
- J. Miniature golf courses ancillary to golf driving ranges
- K. Offices
- L. Plant nurseries
- M. Veterinary hospitals, but only ancillary to kennels

3-105

Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-106

Lot Size Requirements

1. Minimum district size for cluster subdivisions: 5 acres
2. Average lot area: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 36,000 sq. ft.
 - B. Cluster subdivision lot: 25,000 sq. ft.
4. Minimum lot width

FAIRFAX COUNTY ZONING ORDINANCE

- A. Conventional subdivision lot:
 - (1) Interior lot - 150 feet
 - (2) Corner lot - 175 feet
 - B. Cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 125 feet
5. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

3-107

Bulk Regulations

- 1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
- 2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 40 feet
 - (b) Side yard: 20 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 12 feet, but a total minimum of 40 feet
 - (c) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 50° angle of bulk plane, but not less than 40 feet
 - (2) Side yard: Controlled by a 45° angle of bulk plane, but not less than 20 feet

RESIDENTIAL DISTRICT REGULATIONS

(3) Rear yard: Controlled by a 45° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:

A. 0.15 for uses other than residential or public

B. 0.20 for public uses

3-108 Maximum Density

One (1) dwelling unit per acre

3-109 Open Space

In subdivisions approved for cluster development, 20% of the gross area shall be open space

3-110 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

RESIDENTIAL DISTRICT REGULATIONS

PART 2 3-200 R-2 RESIDENTIAL DISTRICT, TWO DWELLING UNITS/ACRE

3-201 Purpose and Intent

The R-2 District is established to provide for single family detached dwellings at a density not to exceed two (2) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed two and four-tenths (2.4) dwelling units per acre; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-202 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Public uses.

3-203 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses.
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 7 - Older Structures, limited to:
 - A. Antique shops
 - B. Art and craft galleries
 - C. Rooming houses
 - D. Summer theatres
6. Group 8 - Temporary Uses.
7. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Barbershops or beauty parlors as a home occupation

FAIRFAX COUNTY ZONING ORDINANCE

- B. Home professional offices
- C. Accessory dwelling units

3-204 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Landfills
 - C. Water purification facilities
3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Housing for the elderly
 - I. Institutions providing housing and general care for the indigent, orphans and the like
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education

RESIDENTIAL DISTRICT REGULATIONS

- N. Quasi-public parks, playgrounds, athletic fields and related facilities
- 4. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities
- 5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Bed and breakfasts
 - B. Commercial off-street parking in Metro Station areas as a temporary use
 - C. Convenience centers
 - D. Funeral chapels
 - E. Golf courses, country clubs
 - F. Marinas, docks and boating facilities, commercial
 - G. Offices
 - H. Plant nurseries

3-205

Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
- 2. All uses shall comply with the performance standards set forth in Article 14.
- 3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-206

Lot Size Requirements

- 1. Minimum district size for cluster subdivisions: 7 acres
- 2. Average lot area
 - A. Conventional subdivision lot: 18,000 sq. ft.
 - B. Cluster subdivision lot: No Requirement
- 3. Minimum lot area
 - A. Conventional subdivision lot: 15,000 sq. ft.
 - B. Cluster subdivision lot: 13,000 sq. ft.

FAIRFAX COUNTY ZONING ORDINANCE

4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 100 feet
 - (2) Corner lot - 125 feet
 - B. Cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 100 feet
5. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

3-207

Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 35 feet
 - (b) Side yard: 15 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot
 - (a) Front yard: 25 feet
 - (b) Side yard: 8 feet, but a total minimum of 24 feet
 - (c) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 45° angle of bulk plane, but not less than 35 feet

RESIDENTIAL DISTRICT REGULATIONS

(2) Side yard: Controlled by a 40° angle of bulk plane, but not less than 15 feet

(3) Rear yard: Controlled by a 40° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:

A. 0.20 for uses other than residential or public

B. 0.25 for public uses

3-208 Maximum Density

Two (2) dwelling units per acre

3-209 Open Space

In subdivisions approved for cluster development, 15% of the gross area shall be open space

3-210 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached dwelling units, either in a conventional subdivision or cluster subdivision. Cluster subdivisions shall be subject to the approval of a special exception in accordance with Sect. 9-615. In addition, single family attached dwelling units are permitted, provided that no more than thirty-five (35) percent of the total number of dwelling units allowed within the development shall be single family attached dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area

A. Single family detached conventional subdivision lot: 12,000 sq. ft.

B. Single family detached cluster subdivision lot: 10,400 sq. ft.

C. Single family attached: No Requirement

2. Minimum lot width

A. Single family detached conventional subdivision lot:

(1) Interior lot - 80 feet

(2) Corner lot - 105 feet

B. Single family detached cluster subdivision lot:

(1) Interior lot - No Requirement

FAIRFAX COUNTY ZONING ORDINANCE

- (2) Corner lot - 80 feet
- C. Single family attached dwellings: 14 feet, which may be waived by the Board in accordance with the provisions of Sect. 9-613
- 3. Maximum building height
 - A. Single family detached dwellings: 35 feet
 - B. Single family attached dwellings: 40 feet
- 4. Minimum yard requirements
 - A. Single family detached conventional subdivision lot
 - (1) Front yard: 30 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - B. Single family detached cluster subdivision lot
 - (1) Front yard: 20 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - C. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - D. The minimum yard requirements presented in Par. C above may be waived by the Board in accordance with the provisions of Sect. 9-613
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 206 and 207 above.
- 7. Single family attached dwelling units shall be located so to minimize their impact on single family detached dwelling unit developments located adjacent to the ADU development.

RESIDENTIAL DISTRICT REGULATIONS

8. The maximum density shall be two and four-tenths (2.4) dwelling units per acre.
9. Open space
 - A. In subdivisions containing both conventional single family detached dwelling units and single family attached dwelling units, open space in an amount equivalent to 200 square feet per single family attached dwelling unit shall be provided and such open space shall be located adjacent to the single family attached dwelling units.
 - B. In subdivisions with cluster single family detached dwelling units, 12% of the gross area shall be open space. When such developments also contain single family attached dwelling units, within such 12% open space, 200 square feet of open space per single family attached dwelling unit shall be provided adjacent to the single family attached dwelling units.

3-211

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

PART 3 3-300 R-3 RESIDENTIAL DISTRICT, THREE DWELLING UNITS/ACRE

3-301 Purpose and Intent

The R-3 District is established to provide for single family detached dwellings at a density not to exceed three (3) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed three and six-tenths (3.6) dwelling units per acre; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-302 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Public uses.

3-303 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - C. Convents, monasteries, seminaries and nunneries
 - D. Group housekeeping units
 - D. Home child care facilities
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 7 - Older Structures, limited to:
 - A. Antique shops

RESIDENTIAL DISTRICT REGULATIONS

- B. Art and craft galleries
- C. Rooming houses
- D. Summer theatres
- 6. Group 8 - Temporary Uses.
- 7. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices
 - B. Accessory dwelling units

3-304 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Housing for the elderly
 - I. Institutions providing housing and general care for the indigent, orphans and the like
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education

FAIRFAX COUNTY ZONING ORDINANCE

- M. Private schools of special education
- N. Quasi-public parks, playgrounds, athletic fields and related facilities
- 3. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities
- 4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Convenience centers
 - C. Funeral chapels
 - D. Golf courses, country clubs
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices
 - G. Plant nurseries

3-305 Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
- 2. All uses shall comply with the performance standards set forth in Article 14.
- 3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-306 Lot Size Requirements

- 1. Minimum district size for cluster subdivisions: 7 acres
- 2. Average lot area
 - A. Conventional subdivision lot: 11,500 sq. ft.
 - B. Cluster subdivision lot: No Requirement
- 3. Minimum lot area
 - A. Conventional subdivision lot: 10,500 sq. ft.
 - B. Cluster subdivision lot: 8,500 sq. ft.

RESIDENTIAL DISTRICT REGULATIONS

4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 80 feet
 - (2) Corner lot - 105 feet
 - B. Cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 80 feet
5. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

3-307

Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 12 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot
 - (a) Front yard: 20 feet
 - (b) Side yard: 8 feet, but a total minimum of 20 feet
 - (c) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 40° angle of bulk plane, but not less than 30 feet

FAIRFAX COUNTY ZONING ORDINANCE

(2) Side yard: Controlled by a 35° angle of bulk plane, but not less than 10 feet

(3) Rear yard: Controlled by a 35° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:

A. 0.25 for uses other than residential or public

B. 0.30 for public uses

3-308 Maximum Density

Three (3) dwelling units per acre

3-309 Open Space

In subdivisions approved for cluster development, 15% of the gross area shall be open space

3-310 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached dwelling units, either in a conventional subdivision or cluster subdivision. Cluster subdivisions shall be subject to the approval of a special exception in accordance with Sect. 9-615. In addition, single family attached dwelling units are permitted, provided that no more than forty (40) percent of the total number of dwelling units allowed within the development shall be single family attached dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area

A. Single family detached
conventional subdivision lot: 8,400 sq. ft.

B. Single family detached
cluster subdivision lot: 6,800 sq. ft.

C. Single family attached: No Requirement

2. Minimum lot width

A. Single family detached conventional subdivision lot:

(1) Interior lot - 70 feet

(2) Corner lot - 95 feet

B. Single family detached cluster subdivision lot:

RESIDENTIAL DISTRICT REGULATIONS

- (1) Interior lot - No Requirement
 - (2) Corner lot - 70 feet
- C. Single family attached dwellings: 14 feet, which may be waived by the Board in accordance with the provisions of Sect. 9-613
- 3. Maximum building height
 - A. Single family detached dwellings: 35 feet
 - B. Single family attached dwellings: 40 feet
- 4. Minimum yard requirements
 - A. Single family detached conventional subdivision lot
 - (1) Front yard: 30 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - B. Single family detached cluster subdivision lot
 - (1) Front yard: 20 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - C. Single family attached dwellings
 - (1) Front yard: Controlled by 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by 30° angle of bulk plane, but not less than 20 feet
 - D. The minimum yard requirements presented in Par. C above may be waived by the Board in accordance with the provisions of Sect. 9-613
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. All other structures shall be subject to lot size requirements and bulk regulations of Sections 306 and 307 above.
- 7. Single family attached dwelling units shall be located so to minimize their impact on single family detached dwelling unit developments located adjacent to the ADU development.

FAIRFAX COUNTY ZONING ORDINANCE

8. The maximum density shall be three and six-tenths (3.6) dwelling units per acre.
9. Open space
 - A. In subdivisions containing conventional single family detached dwelling units and single family attached dwelling units, open space in an amount equivalent to 200 square feet per single family attached dwelling unit shall be provided and such open space shall be located adjacent to the single family attached dwelling units.
 - B. In subdivisions with cluster single family detached dwelling units, 12% of the gross area shall be open space. When such developments also contain single family attached dwelling units, within such 12% open space, 200 square feet of open space per single family attached dwelling unit shall be provided adjacent to the single family attached dwelling units.

3-311 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

PART 4 3-400 R-4 RESIDENTIAL DISTRICT, FOUR DWELLING UNITS/ACRE

3-401 Purpose and Intent

The R-4 District is established to provide for single family detached dwellings at a density not to exceed four (4) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed four and eight-tenths (4.8) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-402 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Public uses.

3-403 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - C. Convents, monasteries, seminaries and nunneries
 - D. Group housekeeping units
 - E. Home child care facilities
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 7 - Older Structures, limited to:
 - A. Antique shops

FAIRFAX COUNTY ZONING ORDINANCE

- B. Art and craft galleries
- C. Rooming houses
- D. Summer theatres
- 6. Group 8 - Temporary Uses.
- 7. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices
 - B. Accessory dwelling units

3-404 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Housing for the elderly
 - I. Institutions providing housing and general care for the indigent, orphans and the like
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education

RESIDENTIAL DISTRICT REGULATIONS

- M. Private schools of special education
- N. Quasi-public parks, playgrounds, athletic fields and related facilities
- 3. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities
- 4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Convenience centers
 - C. Funeral chapels
 - D. Golf courses, country clubs
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices
 - G. Plant nurseries

3-405

Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
- 2. All uses shall comply with the performance standards set forth in Article 14.
- 3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-406

Lot Size Requirements

- 1. Minimum district size for cluster subdivisions: 7 acres
- 2. Average lot area
 - A. Conventional subdivision lot: 8,800 sq. ft.
 - B. Cluster subdivision lot: No Requirement
- 3. Minimum lot area
 - A. Conventional subdivision lot: 8,400 sq. ft.
 - B. Cluster subdivision lot: 6,000 sq. ft.

FAIRFAX COUNTY ZONING ORDINANCE

4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 70 feet
 - (2) Corner lot - 95 feet
 - B. Cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 70 feet
5. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

3-407

Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 10 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot
 - (a) Front yard: 20 feet
 - (b) Side yard: 8 feet
 - (c) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 35° angle of bulk plane, but not less than 25 feet

RESIDENTIAL DISTRICT REGULATIONS

(2) Side yard: Controlled by a 30° angle of bulk plane, but not less than 10 feet

(3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:

A. 0.30 for uses other than residential or public

B. 0.35 for public uses

3-408 Maximum Density

Four (4) dwelling units per acre

3-409 Open Space

For subdivisions approved for cluster development, 15% of the gross area shall be open space

3-410 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached dwelling units, either in a conventional subdivision or cluster subdivision. Cluster subdivisions shall be subject to the approval of a special exception in accordance with Sect. 9-615. In addition, single family attached dwelling units are permitted, provided that no more than forty-five (45) percent of the total number of dwelling units allowed within the development shall be single family attached dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area

A. Single family detached conventional subdivision lot: 6,720 sq. ft.

B. Single family detached cluster subdivision lot: 4,800 sq. ft.

C. Single family attached: No Requirement

2. Minimum lot width

A. Single family detached conventional subdivision lot:

(1) Interior lot - 56 feet

(2) Corner lot - 76 feet

B. Single family detached cluster subdivision lot:

(1) Interior lot - No Requirement

FAIRFAX COUNTY ZONING ORDINANCE

- (2) Corner lot - 56 feet
- C. Single family attached dwellings: 14 feet, which may be waived by the Board in accordance with the provisions of Sect. 9-613
- 3. Maximum building height
 - A. Single family detached dwellings: 35 feet
 - B. Single family attached dwellings: 40 feet
- 4. Minimum yard requirements
 - A. Single family detached conventional subdivision lot
 - (1) Front yard: 24 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - B. Single family detached cluster subdivision lot
 - (1) Front yard: 16 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - C. Single family attached dwellings
 - (1) Front yard: Controlled by 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by 30° angle of bulk plane, but not less than 20 feet
 - D. The minimum yard requirements presented in Par. C above may be waived by the Board in accordance with the provisions of Sect. 9-613
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 406 and 407 above.
- 7. Single family attached dwelling units shall be located so to minimize their impact on single family detached dwelling unit developments located adjacent to the ADU development.

RESIDENTIAL DISTRICT REGULATIONS

8. The maximum density shall be four and eight-tenths (4.8) dwelling units per acre.
9. Open space
 - A. In subdivisions containing conventional single family detached dwelling units and single family attached dwelling units, open space in an amount equivalent to 200 square feet per single family attached dwelling unit shall be provided and such open space shall be located adjacent to the single family attached dwelling units.
 - B. In subdivisions with cluster single family detached dwelling units, 12% of the gross area shall be open space. When such developments also contain single family attached dwelling units, within such 12% open space, 200 square feet of open space per single family attached dwelling unit shall be provided adjacent to the single family attached dwelling units.

3-411

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

PART 5 3-500 R-5 RESIDENTIAL DISTRICT, FIVE DWELLING UNITS/ACRE

3-501 Purpose and Intent

The R-5 District is established to provide for a planned mixture of single family dwelling types at a density not to exceed five (5) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed six (6) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-502 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Dwellings, single family attached.
5. Dwellings, mixture of those types set forth above.
6. Public uses.

3-503 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - C. Convents, monasteries, seminaries and nunneries
 - D. Group housekeeping units
 - E. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
4. Group 8 - Temporary Uses.

RESIDENTIAL DISTRICT REGULATIONS

5. Group 9 - Uses Requiring Special Regulation, limited to:

- A. Home professional offices
- B. Accessory dwelling units

3-504

Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.

2. Category 3 - Quasi-Public Uses, limited to:

- A. Alternate uses of public facilities
- B. Child care centers and nursery schools
- C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
- D. Colleges, universities
- E. Conference centers and retreat houses, operated by a religious or nonprofit organization
- F. Cultural centers, museums and similar facilities
- G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
- H. Housing for the elderly
- I. Institutions providing housing and general care for the indigent, orphans and the like
- J. Medical care facilities
- K. Private clubs and public benefit associations
- L. Private schools of general education
- M. Private schools of special education
- N. Quasi-public parks, playgrounds, athletic fields and related facilities

3. Category 4 - Transportation Facilities, limited to:

- A. WMATA facilities

FAIRFAX COUNTY ZONING ORDINANCE

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Convenience centers
 - C. Funeral chapels
 - D. Golf courses, country clubs
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices

3-505 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.

3-506 Lot Size Requirements

1. Minimum district size: 4 acres
2. Minimum lot area
 - A. Single family detached dwellings: 5,000 sq. ft.
 - B. Single family attached dwellings: No Requirement
 - C. Non-residential uses: 14,000 sq. ft.
3. Minimum lot width
 - A. Single family detached dwellings:
 - (1) Interior lot - 50 feet
 - (2) Corner lot - 70 feet
 - B. Single family attached dwellings: 18 feet
 - C. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet

RESIDENTIAL DISTRICT REGULATIONS

4. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.
5. The minimum lot width requirement presented in Par. 3B above may be waived by the Board in accordance with the provisions of Sect. 9-613.

3-507

Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 65 feet
2. Minimum yard requirements
 - A. Single family detached dwellings
 - (1) Front yard: 20 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - B. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - (4) A privacy yard, having a minimum area of 200 square feet, shall be provided on each lot.
 - C. All other structures
 - (1) Front yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 0.35 for uses other than residential
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

FAIRFAX COUNTY ZONING ORDINANCE

5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
6. The minimum yard requirements presented in Par. 2B above may be waived by the Board in accordance with the provisions of Sect. 9-613.

3-508 Maximum Density

Five (5) dwelling units per acre

3-509 Open Space

25% of the gross area shall be open space

3-510 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached and attached dwelling units. In addition, multiple family dwelling units are permitted, provided that no more than fifty (50) percent of the total number of dwelling units allowed within an affordable dwelling unit development shall be multiple family dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area
 - A. Single family detached dwellings: 4,000 sq. ft.
 - B. Single family attached dwellings: No Requirement
 - C. Multiple family dwellings: No Requirement
2. Minimum lot width
 - A. Single family detached dwellings:
 - (1) Interior lot - 40 feet
 - (2) Corner lot - 56 feet
 - B. Single family attached dwellings: 14 feet
 - C. Multiple family dwellings: No Requirement
 - D. The minimum lot width requirement presented in Par. B above may be waived by the Board in accordance with the provisions of Sect. 9-613
3. Maximum building height
 - A. Single family detached dwellings: 35 feet

RESIDENTIAL DISTRICT REGULATIONS

- B. Single family attached dwellings: 40 feet
- C. Multiple family dwellings: 50 feet
- 4. Minimum yard requirements
 - A. Single family detached dwellings
 - (1) Front yard: 16 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 20 feet
 - B. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet
 - C. Multiple family dwellings
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
 - D. The minimum yard requirements presented in Par. B above may be waived by the Board in accordance with the provisions of Sect. 9-613
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 506 and 507 above.
- 7. The maximum density shall be six (6) dwelling units per acre.
- 8. 20% of the gross area shall be open space.

3-511

Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
- 2. Refer to Article 11 for off-street parking, loading and private street requirements.

FAIRFAX COUNTY ZONING ORDINANCE

3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

PART 8 3-800 R-8 RESIDENTIAL DISTRICT, EIGHT DWELLING UNITS/ACRE

3-801 Purpose and Intent

The R-8 District is established to provide for a planned mixture of single family residential dwelling types at a density not to exceed eight (8) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed nine and six-tenths (9.6) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-802 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Dwellings, single family attached.
5. Dwellings, mixture of those types set forth above.
6. Public uses.

3-803 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - C. Convents, monasteries, seminaries and nunneries
 - D. Group housekeeping units
 - E. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts

FAIRFAX COUNTY ZONING ORDINANCE

4. Group 8 - Temporary Uses.
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices
 - B. Accessory dwelling units

3-804 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Housing for the elderly
 - I. Institutions providing housing and general care for the indigent, orphans and the like
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:

RESIDENTIAL DISTRICT REGULATIONS

- A. WMATA facilities
- 4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Convenience centers
 - C. Funeral chapels
 - D. Golf courses, country clubs
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices

3-805

Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
- 2. All uses shall comply with the performance standards set forth in Article 14.

3-806

Lot Size Requirements

- 1. Minimum district size: 5 acres
- 2. Minimum lot area
 - A. Single family detached dwellings: 5,000 sq. ft.
 - B. Single family attached dwellings: No Requirement
 - C. Non-residential uses: 12,000 sq. ft.
- 3. Minimum lot width
 - A. Single family detached dwellings:
 - (1) Interior lot - 50 feet
 - (2) Corner lot - 70 feet
 - B. Single family attached dwellings: 18 feet
 - C. Non-residential uses:
 - (1) Interior lot - 75 feet

FAIRFAX COUNTY ZONING ORDINANCE

(2) Corner lot - 100 feet

4. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.
5. The minimum lot width requirement presented in Par. 3B above may be waived by the Board in accordance with the provisions of Sect. 9-613.

3-807

Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 65 feet
2. Minimum yard requirements
 - A. Single family detached dwellings
 - (1) Front yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - B. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - (4) A privacy yard, having a minimum area of 200 square feet, shall be provided on each lot.
 - C. All other structures
 - (1) Front yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 0.55 for uses other than residential
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

RESIDENTIAL DISTRICT REGULATIONS

5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
6. The minimum yard requirements presented in Par. 2B above may be waived by the Board in accordance with the provisions of Sect. 9-613.

3-808 Maximum Density

Eight (8) dwelling units per acre

3-809 Open Space

20% of the gross area shall be open space

3-810 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached and attached dwelling units. In addition, multiple family dwelling units are permitted, provided that no more than fifty (50) percent of the total number of dwelling units allowed within an affordable dwelling unit development shall be multiple family dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area
 - A. Single family detached dwellings: 4,000 sq. ft
 - B. Single family attached dwellings: No Requirement
 - C. Multiple family dwellings: No Requirement
2. Minimum lot width
 - A. Single family detached dwellings:
 - (1) Interior lot - 40 feet
 - (2) Corner lot - 56 feet
 - B. Single family attached dwellings: 14 feet
 - C. Multiple family dwellings: No Requirement
 - D. The minimum lot width requirement presented in Par. B above may be waived by the Board in accordance with the provisions of Sect. 9-613
3. Maximum building height
 - A. Single family detached dwellings: 35 feet

FAIRFAX COUNTY ZONING ORDINANCE

- B. Single family attached dwellings: 40 feet
- C. Multiple family dwellings: 50 feet
- 4. Minimum yard requirements
 - A. Single family detached dwellings
 - (1) Front yard: 16 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 20 feet
 - B. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet
 - C. Multiple family dwellings
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
 - D. The minimum yard requirements presented in Par. B above may be waived by the Board in accordance with the provisions of Sect. 9-613
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 806 and 807 above.
- 7. The maximum density shall be nine and six-tenths (9.6) dwelling units per acre.
- 8. 16% of the gross area shall be open space.

3-811

Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.

RESIDENTIAL DISTRICT REGULATIONS

2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

RESIDENTIAL DISTRICT REGULATIONS

PART 12 3-1200 R-12 RESIDENTIAL DISTRICT, TWELVE DWELLING UNITS/ACRE

3-1201 Purpose and Intent

The R-12 District is established to provide for a planned mixture of residential dwelling types at a density not to exceed twelve (12) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed fourteen and four-tenths (14.4) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-1202 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Dwellings, single family attached.
5. Dwellings, multiple family, including accessory service uses as permitted by Article 10.
6. Dwellings, mixture of those types set forth above.
7. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
8. Public uses.

3-1203 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts

FAIRFAX COUNTY ZONING ORDINANCE

4. Group 8 - Temporary Uses.
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Bank teller machines, unmanned

3-1204 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Housing for the elderly
 - I. Institutions providing housing and general care for the indigent, orphans and the like
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities

RESIDENTIAL DISTRICT REGULATIONS

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Funeral chapels
 - C. Golf courses, country clubs
 - D. Marinas, docks and boating facilities, commercial

3-1205 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.
2. All uses shall comply with the performance standards set forth in Article 14.

3-1206 Lot Size Requirements

1. Minimum district size: 4 acres
2. Minimum lot area
 - A. Non-residential uses: 10,000 sq. ft.
3. Minimum lot width
 - A. Single family attached dwellings: 18 feet
 - B. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet
4. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.
5. The minimum lot width requirement presented in Par. 3A above may be waived by the Board in accordance with the provisions of Sect. 9-613.

3-1207 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet

FAIRFAX COUNTY ZONING ORDINANCE

- B. All other structures: 65 feet
- 2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
- 3. Maximum floor area ratio: 0.70 for uses other than residential
- 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. The minimum yard requirements presented in Par. 2A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.

3-1208 Maximum Density

Twelve (12) dwelling units per acre

3-1209 Open Space

25% of the gross area shall be open space

3-1210 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family attached and multiple family dwelling units and the following regulations shall apply to dwelling units in affordable dwelling unit developments:

- 1. Minimum lot area: No Requirement

RESIDENTIAL DISTRICT REGULATIONS

2. Minimum lot width
 - A. Single family attached dwellings: 14 feet
 - B. Multiple family dwellings: No Requirement
 - C. The minimum lot width requirement presented in Par. A above may be waived by the Board in accordance with the provisions of Sect. 9-613
3. Maximum building height
 - A. Single family attached dwellings: 40 feet
 - B. Multiple family dwellings: 65 feet
4. Minimum yard requirements
 - A. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet
 - B. Multiple family dwellings
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings. In addition, the minimum yard requirements presented in Par. 4A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.
6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 1206 and 1207 above.
7. The maximum density shall be fourteen and four-tenths (14.4) units per acre.
8. 20% of the gross area shall be open space.

3-1211 Additional Regulations

FAIRFAX COUNTY ZONING ORDINANCE

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

PART 16 3-1600 R-16 RESIDENTIAL DISTRICT, SIXTEEN DWELLING UNITS/ACRE

3-1601 Purpose and Intent

The R-16 District is established to provide for a planned mixture of residential dwelling types at a density not to exceed sixteen (16) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed nineteen and two-tenths (19.2) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-1602 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Dwellings, single family attached.
5. Dwellings, multiple family, including accessory service uses as permitted by Article 10.
6. Dwellings, mixture of those types set forth above.
7. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
8. Public uses.

3-1603 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts

FAIRFAX COUNTY ZONING ORDINANCE

4. Group 8 - Temporary Uses.
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Bank teller machines, unmanned

3-1604 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Housing for the elderly
 - I. Institutions providing housing and general care for the indigent, orphans and the like
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities

RESIDENTIAL DISTRICT REGULATIONS

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Funeral chapels
 - C. Golf courses, country clubs
 - D. Marinas, docks and boating facilities, commercial

3-1605 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.
2. All uses shall comply with the performance standards set forth in Article 14.

3-1606 Lot Size Requirements

1. Minimum district size: 4 acres
2. Minimum lot area
 - A. Non-residential uses: 10,000 sq. ft.
3. Minimum lot width
 - A. Single family attached dwellings: 18 feet
 - B. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet
4. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.
5. The minimum lot width requirement presented in Par. 3A above may be waived by the Board in accordance with the provisions of Sect. 9-613.

3-1607 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet

FAIRFAX COUNTY ZONING ORDINANCE

- B. All other structures: 65 feet
- 2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
- 3. Maximum floor area ratio: 0.70 for uses other than residential
- 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. The minimum yard requirements presented in Par. 2A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.

3-1608 Maximum Density

Sixteen (16) dwelling units per acre

3-1609 Open Space

30% of the gross area shall be open space

3-1610 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family attached and multiple family dwelling units and the following regulations shall apply to dwelling units in affordable dwelling unit developments:

- 1. Minimum lot area: No Requirement

RESIDENTIAL DISTRICT REGULATIONS

2. Minimum lot width
 - A. Single family attached dwellings: 14 feet
 - B. Multiple family dwellings: No Requirement
 - C. The minimum lot width requirement presented in Par. A above may be waived by the Board in accordance with the provisions of Sect. 9-613
3. Maximum building height
 - A. Single family attached dwellings: 40 feet
 - B. Multiple family dwellings: 65 feet
4. Minimum yard requirements
 - A. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet
 - B. Multiple family dwellings
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings. In addition, the minimum yard requirements presented in Par. 4A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.
6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 1606 and 1607 above.
7. The maximum density shall be nineteen and two-tenths (19.2) dwelling units per acre.
8. 24% of the gross area shall be open space.

3-1611 Additional Regulations

FAIRFAX COUNTY ZONING ORDINANCE

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

PART 20 3-2000 R-20 RESIDENTIAL DISTRICT, TWENTY DWELLING UNITS/ACRE

3-2001 Purpose and Intent

The R-20 District is established to provide for a planned mixture of residential dwelling types at a density not to exceed twenty (20) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed twenty-four (24) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-2002 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Dwellings, single family attached.
5. Dwellings, multiple family, including accessory service uses as permitted by Article 10.
6. Dwellings, mixture of those types set forth above.
7. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
8. Public uses.

3-2003 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts

FAIRFAX COUNTY ZONING ORDINANCE

4. Group 8 - Temporary Uses.
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Bank teller machines, unmanned

3-2004 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Housing for the elderly
 - I. Institutions providing housing and general care for the indigent, orphans and the like
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities

RESIDENTIAL DISTRICT REGULATIONS

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Funeral chapels
 - C. Golf courses, country clubs
 - D. Marinas, docks and boating facilities, commercial

3-2005 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.
2. All uses shall comply with the performance standards set forth in Article 14.

3-2006 Lot Size Requirements

1. Minimum district size: 4 acres
2. Minimum lot area
 - A. Non-residential uses: 10,000 sq. ft.
3. Minimum lot width
 - A. Single family attached dwellings: 18 feet
 - B. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet
4. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.
5. The minimum lot width requirement presented in Par. 3A above may be waived by the Board in accordance with the provisions of Sect. 9-613.

3-2007 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet

FAIRFAX COUNTY ZONING ORDINANCE

- B. All other structures: 90 feet
- 2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - B. All other structures:
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
- 3. Maximum floor area ratio: 0.70 for uses other than residential
- 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. The minimum yard requirements presented in Par. 2A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.

3-2008 Maximum Density

Twenty (20) dwelling units per acre

3-2009 Open Space

30% of the gross area shall be open space

3-2010 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family attached and multiple family dwelling units in accordance with the following regulations:

- 1. Minimum lot width
 - A. Single family attached dwellings: 14 feet

RESIDENTIAL DISTRICT REGULATIONS

- B. Multiple family dwellings: No Requirement
- C. The minimum lot width requirement presented in Par. A above may be waived by the Board in accordance with the provisions of Sect. 9-613
- 2. Maximum building height
 - A. Single family attached dwellings: 40 feet
 - B. Multiple family dwellings: 90 feet
- 3. Minimum yard requirements
 - A. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet
 - B. Multiple family dwellings
 - (1) Front yard: Controlled by a 20° angle of bulk plane, but not less than 15 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 20° angle of bulk plane, but not less than 20 feet
- 4. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 2006 and 2007 above.
- 5. The maximum density shall be twenty-four (24) units per acre.
- 6. 20% of the gross area shall be open space.

3-2011 Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
- 2. Refer to Article 11 for off-street parking, loading and private street requirements.
- 3. Refer to Article 12 for regulations on signs.
- 4. Refer to Article 13 for landscaping and screening requirements.
- 5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

PART 30 3-3000 R-30 RESIDENTIAL DISTRICT, THIRTY DWELLING UNITS/ACRE

3-3001 Purpose and Intent

The R-30 District is established to provide for multiple family dwellings at a density not to exceed thirty (30) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed thirty-six (36) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-3002 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Dwellings, multiple family, including accessory service uses as permitted by Article 10.
5. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
6. Public uses.

3-3003 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
4. Group 8 - Temporary Uses.
5. Group 9 - Uses Requiring Special Regulation, limited to:

RESIDENTIAL DISTRICT REGULATIONS

- A. Bank teller machines, unmanned

3-3004 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Housing for the elderly
 - I. Institutions providing housing and general care for the indigent, orphans and the like
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use

FAIRFAX COUNTY ZONING ORDINANCE

- B. Funeral chapels
- C. Golf courses, country clubs
- D. Marinas, docks and boating facilities, commercial
- E. Offices

3-3005 Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.
- 2. All uses shall comply with the performance standards set forth in Article 14.

3-3006 Lot Size Requirements

- 1. Minimum district size: 3 acres
- 2. Minimum lot area
 - A. Non-residential uses: 10,000 sq. ft.
- 3. Minimum lot width
 - A. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet
- 4. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

3-3007 Bulk Regulations

- 1. Maximum building height
 - A. All structures: 150 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
- 2. Minimum yard requirements
 - A. All structures
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet

RESIDENTIAL DISTRICT REGULATIONS

- (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
- (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
- 3. Maximum floor area ratio: 1.00 for uses other than residential
- 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

3-3008 Maximum Density

Thirty (30) dwelling units per acre

3-3009 Open Space

40% of the gross area shall be open space

3-3010 Affordable Dwelling Unit Developments

Affordable dwelling unit developments shall consist of multiple family dwelling units in accordance with the following regulations:

- 1. Maximum building height

Multiple family dwellings: 150 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
- 2. Minimum yard requirements

Multiple family dwellings

 - (a) Front yard: Controlled by a 20° angle of bulk plane, but not less than 15 feet
 - (b) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (c) Rear yard: Controlled by a 15° angle of bulk plane, but not less than 15 feet
- 3. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 3006 and 3007 above.
- 4. The maximum density shall be thirty-six (36) dwelling units per acre.
- 5. 26% of the gross area shall be open space.

3-3011 Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.

FAIRFAX COUNTY ZONING ORDINANCE

2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

FAIRFAX COUNTY ZONING ORDINANCE

PART M 3-M00 R-MHP RESIDENTIAL DISTRICT, MOBILE HOME PARK

3-M01 Purpose and Intent

The R-MHP District is established to provide for mobile home parks; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-M02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Dwellings, single family detached.
4. Dwellings, mobile home.
5. Public uses.

3-M03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
4. Group 8 - Temporary Uses.
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Bank teller machines, unmanned

3-M04 Special Exception Uses

RESIDENTIAL DISTRICT REGULATIONS

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Housing for the elderly
 - I. Institutions providing housing and general care for the indigent, orphans and the like
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Funeral chapels
 - C. Golf courses, country clubs

FAIRFAX COUNTY ZONING ORDINANCE

D. Marinas, docks and boating facilities, commercial

3-M05

Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. No space in a mobile home park shall be rented for residential use except for periods of thirty (30) days or more, and no mobile home shall be located in any park unless it can be demonstrated that it meets the requirements of the Mobile Home Manufacturers Association 'Mobile Home Standards for Plumbing, Heating and Electrical Systems'.
4. All mobile home parks shall meet the requirements for same as set forth in Chapter 61 of The Code, Buildings.
5. Every mobile home lot shall be clearly defined on the ground by permanent monuments.
6. Every mobile home lot shall be provided with a mobile home stand so designed to provide adequate support of the maximum anticipated loads during all seasons; and so located as to provide for the practical placement of a mobile home and its appurtenant structures in such a manner that such mobile homes shall comply fully with all requirements of this Ordinance.
7. No mobile home lot shall extend into a floodplain.
8. Every mobile home shall be provided with storage facilities located on or conveniently near each mobile home lot. There shall be a minimum of ninety (90) cubic feet of storage space provided for each mobile home. Required storage facilities shall be located no closer to park boundary lines, public streets, private streets or driveways than is permitted for mobile home units.
9. Every mobile home lot shall be provided with a paved surface outdoor patio of at least 180 square feet located to be convenient to the entrance of the mobile home.
10. All mobile home lots shall abut on a driveway or private street, and each lot shall have unobstructed access to a public street. Private streets and driveways within a mobile home park shall be constructed in accordance with the provisions of Chapter 61 of The Code, Buildings, and the Public Facilities Manual.

3-M06

Lot Size Requirements

1. Minimum district size: 15 acres
2. Average lot area
 - A. Mobile home: 4,000 sq. ft.

RESIDENTIAL DISTRICT REGULATIONS

3. Minimum lot area
 - A. Single family detached dwellings: 5,000 sq. ft.
 - B. Non-residential uses: 10,000 sq. ft.
4. Minimum lot width
 - A. Mobile home park: 70 feet
 - B. Mobile home lot: No dimension shall be less than 50 feet
 - C. Single family detached dwellings:
 - (1) Interior lot - 50 feet
 - (2) Corner lot - 70 feet
 - D. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet

3-M07 Bulk Regulations

1. Maximum building height
 - A. Residential uses: 35 feet
 - B. All other structures: 90 feet
2. Minimum yard requirements
 - A. Front yard
 - (1) Mobile homes: 35 feet from the front lot line of the park
 - (2) Single family dwellings and all other structures: Controlled by a 30° angle of bulk plane, but not less than 1/4 the width of the right-of-way of the abutting street
 - B. Side yard
 - (1) Mobile homes: 25 feet from the side lot line of the park
 - (2) Single family detached dwellings: 8 feet

FAIRFAX COUNTY ZONING ORDINANCE

- (3) All other structures: Controlled by a 25° angle of bulk plane, but not less than 10 feet

C. Rear yard

- (1) Mobile homes: 25 feet from the rear lot line of the park
- (2) Single family detached dwellings: 25 feet
- (3) All other structures: Controlled by a 25° angle of bulk plane, but not less than 25 feet

D. Minimum yard requirements within a mobile home park:

No mobile home shall be located closer than:

- (1) 15 feet to any other mobile home or building within the park
- (2) 35 feet to a public street
- (3) 10 feet to a private street or a common open space area within the mobile home park

- 3. Maximum floor area ratio: 0.50 for uses other than residential
- 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

3-M08 Maximum Density

Six (6) mobile homes or dwelling units per acre

3-M09 Open Space

20% of the gross area shall be open space

3-M10 Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
- 2. Refer to Article 11 for off-street parking, loading and private street requirements.
- 3. Refer to Article 12 for regulations on signs.
- 4. Refer to Article 13 for landscaping and screening requirements.
- 5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS